

## Newfields Planning Board Meeting January 18, 2010

**Attendance:** John Hayden, Michael Price, Bill Meserve, Jim Daley, Mark Bouzianis, Selectmen's Rep. Michael Woodworth and Town Planner Clay Mitchell.

The meeting was called to order at 6pm.

### **Public Hearing on Proposed Zoning Amendments**

There was some confusion as to when the meeting was to begin. The Board intended on meeting at 6pm but the legal notice was published with a time of 7pm. The Board decided to open discussion and take a formal vote on the zoning amendments at 7pm.

The meeting is being held on Monday January 18 due to statutory requirements for holding public hearings on zoning amendments. This will also be the regularly scheduled meeting for the month. No meeting will be held on Thursday January 21, 2010.

Amendment 1 will amend Article II Definitions, Article III Establishment of Districts and Uses and Article IV Supplementary Regulations for Certain Uses. The proposed amendment will expand and clarify permitted uses for agricultural uses in the town and the definitions of said uses. The amendment will provide increased clarity regarding agricultural uses, such as farmstands and sales of agricultural products. The amendment will affect all parcels of land in the town that are being considered for development, sale or redevelopment as agricultural uses.

A discussion took place regarding off site wood operations under the existing definition of Farming and whether or not it should continue under the new definition. The Board decided that off site wood operations would remain under the new definition.

The word 'shall' will be changed to 'may' to make sure people understand that the items addressed in the definition are permitted but not required.

The Board discussed adding the definition of Accessory Farmstand or Retail. Clay explained that according to the law if a use is not listed in our regulations then it is a prohibited use. This new section will expand definitions and promote agricultural uses.

A portion of the definition for accessory farm stand is that at least 35% of the product sales in dollar volume are attributable to products produced on the farm of the stand owner. There was some concern over the 35% but according to Clay there needs to be a limit established. If sales are not from at least 35% of the products produced on the farm the applicant would need a variance from the Zoning Board of Adjustment.

Vineyards and the selling of wine were discussed.

A motion was made by Mark Bouzianis and seconded by Jim Daley to move the question forward for a ballot vote on the proposed zoning changes. All were in favor and the

motion carried.

Jeff Feenstra was introduced to the Board. He is interested in serving as an alternate member of the Planning Board. John informed him of the importance of attending all meetings in case he is needed to fill in for a vote. Clay will make a recommendation to the Selectmen for Jeff's appointment to the Board.

A motion was made and seconded to adjourn the meeting at 7:15pm.

Respectfully submitted,

Sue McKinnon